

153.0

0011

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,057,600 / 1,057,600

APPRAISED: 1,057,600 / 1,057,600

USE VALUE: 1,057,600 / 1,057,600

ASSESSED: 1,057,600 / 1,057,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	ROGERS JOHN J III
Owner 2:	ROGERS KRISTIN
Owner 3:	

Street 1: 67 CHESTER ST

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: SAHAGIAN HELEN-TRUSTEE -

Owner 2: SAHAGIAN NOMINEE TRUST -

Street 1: 67 CHESTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,448 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 2438 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8448		Sq. Ft.	Site		0	80.	0.80	9									538,753						538,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8448.000	517,900	900	538,800	1,057,600			102392
									GIS Ref
									GIS Ref
									Insp Date
									07/27/18

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		153.0-0011-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	518,000	900	8,448.	538,800	1,057,700	1,057,700	Year End Roll	12/18/2019			
2019	101	FV	391,400	1000	8,448.	505,100	897,500	897,500	Year End Roll	1/3/2019			
2018	101	FV	392,500	0	8,448.	417,500	810,000	810,000	Year End Roll	12/20/2017			
2017	101	FV	392,500	0	8,448.	383,900	776,400	776,400	Year End Roll	1/3/2017			
2016	101	FV	392,500	0	8,448.	350,200	742,700	742,700	Year End	1/4/2016			
2015	101	FV	383,800	0	8,448.	343,500	727,300	727,300	Year End Roll	12/11/2014			
2014	101	FV	381,400	0	8,448.	319,200	700,600	700,600	Year End Roll	12/16/2013			
2013	101	FV	366,800	0	8,448.	303,700	670,500	670,500		12/13/2012			

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SAHAGIAN HELEN-	41909-328		1/30/2004	Change>Sale	530,000	No	No				
SAHAGIAN HELEN	21893-586		3/31/1992			1	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2013	1540	Redo Bat	16,200	C				
11/14/2012	1436	Add Bath	25,900	C				
4/19/2012	519	Manual	5,050					remove existing br
4/6/2004	225	Manual	2,000		G6	GR FY06	replace existing b	
3/3/2004	124	Addition	83,000	C	G6	GR FY06	New kit, deck, bul	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
5/1/2013	Info Fm Prmt	EMK	Ellen K
1/12/2009	Meas/Inspect	372	PATRIOT
2/15/2005	Permit Visit	BR	B Rossignol
4/18/2000	Meas/Inspect	263	PATRIOT
7/23/1993		AJS	

Sign: _____

VERIFICATION OF VISIT NOT DATA



Prior Id # 1:	102392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	02:11:49
LAST REV	
Date	Time
08/20/18	14:35:33
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH														
Type:	6 - Colonial		Full Bath:	1	Rating:	Good					OF= BMT SINK, SEPARATE SHOWER, JACUZZI.																					
Sty Ht:	2A - 2 Sty +Attic		A Bath:	1	Rating:	Very Good																										
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good																									
Foundation:	1 - Concrete		A 3QBth:		Rating:																											
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average																										
Prime Wall:	4 - Vinyl		A HBth:		Rating:																											
Sec Wall:		%	OthrFix:	3	Rating:	Average																										
Roof Struct:	1 - Gable		OTHER FEATURES																													
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																										
Color:	WHITE		A Kits:		Rating:																											
View / Desir:			Fpl:	2	Rating:	Average																										
GENERAL INFORMATION						WSFlue:		Rating:																								
Grade:	B- - Good (-)		CONDOS INFORMATION																													
Year Blt:	1937	Eff Yr Blt:							Location:																							
Alt LUC:			Alt %:							Total Units:																						
Jurisdct:	G10		Fact:	.							Floor:																					
Const Mod:							% Own:																									
Lump Sum Adj:							Name:																									
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN														
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL																					
Prim Int Wall:	2	- Plaster	Functional:			%	Interior:	1	8	3	M																					
Sec Int Wall:		%	Economic:			%	Additions:	2004																								
Partition:	T - Typical		Special:			%	Kitchen:																									
Prim Floors:	3 - Hardwood		Override:			%	Baths:																									
Sec Floors:		%	Total:	18.6	%		Plumbing:																									
Bsmnt Flr:	12 - Concrete						Electric:																									
Subfloor:								Heating:																								
Bsmnt Gar:								General:																								
Electric:	3	- Typical	CALC SUMMARY						COMPARABLE SALES												SUB AREA						SUB AREA DETAIL					
Insulation:	2 - Typical		Basic \$ / SQ:	125.00					Rate	Parcel ID	Typ	Date	Sale Price																			
Int vs Ext:	S		Size Adj.:	1.14342105																												
Heat Fuel:	2 - Gas		Const Adj.:	0.98990101																												
Heat Type:	5 - Steam		Adj \$ / SQ:	141.484																												
# Heat Sys:	1		Other Features:	138000																												
% Heated:	100		Grade Factor:	1.21																												
Solar HW:	NO		NBHD Inf:	1.00000000																												
% Com Wall:			NBHD Mod:																													
			LUC Factor:	1.00																												
			Adj Total:	636193																												
			Depreciation:	118332																												
			Depreciated Total:	517861																												
MOBILE HOME						Make:				Model:				Serial #:				Year:				Color:										
SPEC FEATURES/YARD ITEMS						PARCEL ID 153.0-0011-0004.0												IMAGE														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub	%	Descrip	%	Type	Qu	# Ten							
19	Patio	D	Y	1	16X20	A	AV	2000	3.42	T	15.2	101			900			900	BMT	100	RRM	25	G									
More: N						Total Yard Items:			900	Total Special Features:									Total:			900	AssessPro Patriot Properties, Inc									